

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Oceanside

State: CA

PJ's Total HOME Allocation Received: \$11,840,646

PJ's Size Grouping*: C

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):* | | |
|--|----------|---------------|------------|------------------|------------------------------|---------|---------|
| | | | | | Group | C | Overall |
| Program Progress: | | | | PJs in State: 92 | | | |
| % of Funds Committed | 91.62 % | 92.79 % | 46 | 92.82 % | 38 | 38 | |
| % of Funds Disbursed | 79.22 % | 81.26 % | 50 | 82.38 % | 30 | 29 | |
| Leveraging Ratio for Rental Activities | 7.61 | 5.53 | 1 | 4.55 | 100 | 100 | |
| % of Completed Rental Disbursements to All Rental Commitments*** | 63.50 % | 73.66 % | 62 | 80.69 % | 12 | 12 | |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 81.46 % | 60.31 % | 19 | 67.01 % | 71 | 74 | |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 89.39 % | 77.64 % | 25 | 79.23 % | 59 | 68 | |
| % of 0-30% AMI Renters to All Renters*** | 40.91 % | 41.54 % | 45 | 44.47 % | 40 | 40 | |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 98.48 % | 91.23 % | 31 | 93.93 % | 45 | 50 | |
| Overall Ranking: | | | In State: | 26 / 92 | Nationally: | 52 52 | |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$59,284 | \$31,525 | | \$24,984 | 66 Units | 38.20 % | |
| Homebuyer Unit | \$35,800 | \$19,017 | | \$14,192 | 107 Units | 61.80 % | |
| Homeowner-Rehab Unit | \$0 | \$26,126 | | \$20,036 | 0 Units | 0.00 % | |
| TBRA Unit | \$0 | \$2,779 | | \$3,164 | 0 Units | 0.00 % | |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Oceanside CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|-------------|-----------|-----------|-----------|
| PJ: | \$93,076 | \$99,207 | \$0 |
| State:* | \$117,655 | \$105,717 | \$26,671 |
| National:** | \$86,663 | \$70,545 | \$22,663 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.04

| RACE: | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|---|---|
| White: | 30.8 | 34.6 | 0.0 | 0.0 |
| Black/African American: | 16.9 | 11.2 | 0.0 | 0.0 |
| Asian: | 0.0 | 1.9 | 0.0 | 0.0 |
| American Indian/Alaska Native: | 1.5 | 0.9 | 0.0 | 0.0 |
| Native Hawaiian/Pacific Islander: | 0.0 | 1.9 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| Black/African American and White: | 0.0 | 0.0 | 0.0 | 0.0 |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 |
| Other Multi Racial: | 0.0 | 0.0 | 0.0 | 0.0 |
| Asian/Pacific Islander: | 4.6 | 0.9 | 0.0 | 0.0 |

ETHNICITY:

| | | | | |
|----------|--|--|---|---|
| Hispanic | 46.2 | 48.6 | 0.0 | 0.0 |
|----------|--|--|---|---|

HOUSEHOLD SIZE:

| | | | | |
|--------------------|--|--|---|---|
| 1 Person: | 24.6 | 11.2 | 0.0 | 0.0 |
| 2 Persons: | 23.1 | 12.1 | 0.0 | 0.0 |
| 3 Persons: | 21.5 | 18.7 | 0.0 | 0.0 |
| 4 Persons: | 12.3 | 33.6 | 0.0 | 0.0 |
| 5 Persons: | 7.7 | 16.8 | 0.0 | 0.0 |
| 6 Persons: | 7.7 | 6.5 | 0.0 | 0.0 |
| 7 Persons: | 3.1 | 0.0 | 0.0 | 0.0 |
| 8 or more Persons: | 0.0 | 0.9 | 0.0 | 0.0 |

HOUSEHOLD TYPE:

| | | | | |
|------------------------|--|--|---|---|
| Single/Non-Elderly: | 13.8 | 12.1 | 0.0 | 0.0 |
| Elderly: | 10.8 | 2.8 | 0.0 | 0.0 |
| Related/Single Parent: | 43.1 | 29.9 | 0.0 | 0.0 |
| Related/Two Parent: | 24.6 | 54.2 | 0.0 | 0.0 |
| Other: | 7.7 | 0.9 | 0.0 | 0.0 |

SUPPLEMENTAL RENTAL ASSISTANCE:

| | | |
|----------------|--|--|
| Section 8: | 0.0 | 7.5 [#] |
| HOME TBRA: | 12.3 | |
| Other: | 24.6 | |
| No Assistance: | 63.1 | |

of Section 504 Compliant Units / Completed Units Since 2001 5

* The State average includes all local and the State PJs within that state


** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Oceanside State: CA Group Rank: 52
 (Percentile)
 State Rank: 26 / 92 PJs Overall Rank: 52
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|---|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 72.00% | 63.5 |  |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 46.46% | 81.46 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 89.39 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 89.25% | 98.48 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.300 | 2.83 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

